

Planning & Zoning Board  
Perrysburg NY, 14129  
Phone & Fax 716-532-4090

### Meeting Minutes

Feb. 19, 2020 7:00 pm

Present : Board Members: Andy Lord, Myrton Sprague, Jim Everett, Dave Heckman

Secretary: Lisa Towne

Guests: 0

Meeting called to order at: 7:00

1. D. Heckman had a zoning issue to discuss. A variance may be requested and a hearing would commence at the next zoning meeting to resolve the issue. Details in attached paperwork from D. Heckman. Will be notification in the paper prior to hearing 10 days before. Letters need to be sent to any neighbors within 250 feet.
2. Communications from Horvath Communications tower extension request discussed. Mr. Heckman has asked them for details and plans, and has received no response to date.
3. Request for tourism zoning was made to Mr. Heckman. Discussion ensued regarding what type of requirements would be needed. The request is in the early stages so it was just discussed to have on the radar for the zoning board.
4. Go over updated Plan. Snowmobile maps yet to be reduced and digitized and included by Mr. Heckman. The Plan is accepted with changes pending to the town map. Andy Lord made the motion to accept and forward to the Town Board for review. Mr. Sprague seconded the motion, and Mr. Everetts agreed as well. The Master Plan with maps and charts will be sent to the Town secretary to be presented at the next Town Board meeting in March.
5. Meeting closed at 8:05 pm
6. Next meeting to be April 15<sup>th</sup> at 7:00 pm.

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Meeting Agenda

June 17, 2020

Present : Board Members: Andy Lord, Jim Everetts, Mo Sprague, Dave Heckman

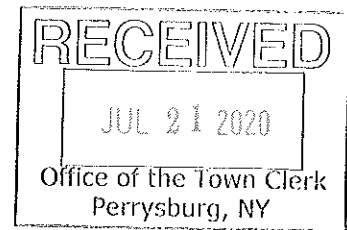
Secretary: Lisa Towne

Guests:

Meeting called to order at:

1. Review minutes from last meeting: Set dates for the rest of the year.  
July 17, Sept. 16, Oct. 21, Nov. 18 all at 7:00 pm.
2. Review the variance request for a fence by Ed & Pat White. No residents have responded with any concerns regarding building the fence. No residents came to the hearing at this meeting. D. Heckman summarized the request for the zoning board. Jim motioned to allow White's to have a six foot fence according to specifications in permit. Andy seconded the motion and the variance is approved.
3. Communications - Wendy Maines request for variance for a hotdog stand mentioned. Discussed date for holding a hearing for variance.
4. Board Member comments  
*Master Plan - Discussed where we are at with progress.* Town sent request to change names - and they were done. Progress in town's hands to hold a hearing. Send Town an email requesting status of plan and if they have any remaining questions.
5. Next meeting to be July 17 at 7:00 pm.

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### Meeting Minutes

June 20, 2020

Present : Board Members: Andy Lord, Jim Everetts, Dave Heckman, Dick Gernatt, Dave Heckman,

Secretary: Lisa Towne

Guests: Wendy Maines ,Jim Meehin,Ted Wiewiorski, Kathy Hagner

Meeting called to order at:

1. Review minutes from last meeting.
2. Farm animals in town. Pigs, ducks, chickens, and possibility of rats Question of whether there is a zoning law or a change before the board? Kathy Hagner to come to meeting.

Kathy stated the facts of pigs and ducks living across the street from the town hall. A neighbor has rats on his trail cam for evidence of a problem. Discussion was had about whether it should be allowed or not. D. Heckman stated that many towns have a minimum space requirement for farm animals. He also stated that the entire zoning laws needs to be updated and he is loathe to do it piecemeal.

Zoning board discussed whether there was old law to cover such a situation for the now-existing hamlet of Perrysburg. Lot size to be considered in possibly creating a new local law. Buzz to look into the old Village law regarding any existing regulations and review for discussion at next meeting. It was discussed that a call to the Health Dept. may resolve issues regarding health and safety with the existence of rats per evidence on a neighbor's trail cam.

3. Communications - Wendy Maines request for variance for a hotdog stand to be discussed. Maps and information provided for discussion by D. Heckman.

Packet has maps, drawings, specs for a restaurant in an agricultural district. Dave explained how as coding officer he does not have authority to authorize a variance, and it needs to go before the zoning board. Dave is comfortable with the specs and info. they have gained through the Health Dept. and provided for housing a restaurant. The board discussed the options available for a type of variance that can be provided. J. Everetts discussed how Permits historically have been issued with a 1 year review to be sure the variance is being followed per rules agreed upon for the variance. D. Heckman endorses the project from his perspective.

The board decided that they are to function within the health dept. requirements and follow all permitting rules needed. The Board stated that it wishes to promote any business and industry in the Town that is possible. Jim motions to grant the variance approval with a one year review and Andy seconds the motion. Property and business will be expected to be kept up the the community standards.

Lisa to send them a letter specifying that on this date the zoning board approved your variance with a one year review. They need to proceed to apply for a permit next.

4. Andy to discussed access to the lake on North Rd. "Bob's Pond" has access off Eaton Rd. but it is difficult to reach via this road. A few residents have asked about providing access with a small parking area for fishing, ect. Andy looking into local highway departments dumping highway 'spoils' for road and parking fill and creating a safe roadway and parking. Basic plan he has is to delineate a roadway access. Andy to get back to the Board with updates at next meeting.
5. Lisa to contact Dick G. about whether he needs a copy of the Master Plan to check for the changes that were made.
6. Board Member comments
7. Next meeting to be Sept. 16 at 7:00 pm.

*Sign in here:*

Planning & Zoning Board

Perrysburg, NY 14129  
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Meeting Minutes  
Sept. 16, 2020

Present: Board Members: Andy Lord, Jim Everetts, Dick Gernatt

Secretary: Lisa Towne

Guests: 0

Meeting called to order at: 7:01pm

1. Reviewed minutes from last meeting.
2. Andy Lord updated the Board on lake access to Bob Croker (sp) Lake. He explored access on foot via Eaton Rd. and is trying to see if the County would build a narrow path to make it easier.
3. Discussed the need for zoning hearings for two property owners. Hearing scheduled for Wednesday, Sept. 23 at 7:00 pm for Tami Bucco and Sheri Szschrwski pending ability to contact them so they may attend with details. (plans and plot maps) Lisa to request phone contact information from Tammy or D. Heckman. D. Heckman to be requested to attend. Lisa to place notification for a hearing in the Observer.
  - a. Tami Bucco 2165 School St. North Collins, NY. Has land on 10342 Maltbie Rd. She is considering either building a small home or having a drop-off type of building installed.
  - b. Sheri Szschrwski 10439 Jolls Rd. Perrysburg, NY is looking to install a modular home to the left of their present home for family use.
  - c. Dave Heckman stated that the current zoning law states: You are only allowed one primary structure (home) per lot to have a second one you need to apply for a SUP.
4. Rich Rohrich requested a variance for fence height on his property. Request sent to Tammy for surrounding neighbor addresses so Lisa can mail a letter notifying them of the request. Lisa will then mail the notifications out to the neighbors. Lisa to request additional info. From Dave Heckman/Tammy regarding the details of the variance request.
5. Mo Sprague regrettably resigned from the Board. He served for 20+ years and will be missed. Board members suggested resident Rick Pecnik be considered as his replacement. Lisa to notify the Town Board of the request for addition to the Board.
6. It was noted by Andy Lord from a recent Town Board meeting that the Town wording does not include "Right to Farm" language. The Town Board needs to make a decision on this wording or it needs to be removed from the Master Plan. It is noted from the recent community survey that the residents overwhelmingly approve of Perrysburg being a "Right to Farm" community.
7. Special meeting for hearing to be on Wednesday, Sept. 23 at 7 pm.
8. Meeting closed at 7:55pm.

Planning & Zoning Board

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716-532-4090

Special Meeting Minutes Sept. 23, 2020

1. Hearing for Tami Bucco. Land on 10342 Maltbie Rd. Considering either building a small home or having a drop off type of building installed.
  - a. Drop off type Building would be a shell and 20x24 on a ten acre lot to be used as a guest house. D. Heckman states the square footage qualifies it as a 'cabin' type home. Suggest putting it on piers or something like that. Planning to hook into existing well and septic. Board member J.Everetts states that before doing so, they need to contact the health dept. for approval.
  - b. Board members approve the variance as long as Health dept. approves the addition to the septic system, an electrical addition that passes inspection. Board states to bring building inspector their final proposal.
  
2. Sheri Szyszkowski. Land on 10439 Jolls Rd. Perrysburg, NY. Looking to install a modular home to the left of their present home for family use.
  - a. 2.86 acres property and building they are looking at is 3 bedroom. No specific measurements available. Septic to be separate and use town water. There are no setback concerns. D. Heckman to email the resident about specific setback measurements. Hoping to have a full basement, but may have to do piers.
  - b. The Board approves the variance pending the homeowner can comply with Catt. County for septic requirements and be sure to comply with town setbacks.
  
3. A special hearing will be upcoming for a fence variance – date to be determined. Next regular meeting Oct. 21<sup>st</sup> at 7:00pm.

**Planning & Zoning Board  
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Meeting Minutes

Oct. 21, 2020

Present : Board Members: Jim Everetts, Andy Lord, Dave Heckman

Secretary: Lisa Towne

Guests: 0

Meeting called to order at: 7:00pm

1. Review minutes from last meeting.
2. Set dates for meetings into 2021. Feb. 3, Ap. 7, June 16, Aug.4, Oct. 6
3. Discuss steps needed to make town a 'right to farm' community. Needs to be a local law or regulation. Dave looking into making it a zoning code.
4. Update Board on Master Plan status - The Town Board received the Master Plan draft on Feb. 20, 2020 to review for approval. Request for Town Board to add this to the November Board meeting agenda.
5. Rich Rohrich is waiting until spring for his fence. D. Heckman mentioned there are issues that need to be addressed.
6. Dave Heckman would like to address issues related to updating the Zoning regulations. Per Mr. Heckman:
  - 1. Too many Zoning types. I will go into this at the meeting- it is driving me nuts. We have RR-120, AR-40, SR-30, SR-30A, SR-20, VR-7.2, CIP, HC, MHP, MR, and VB already in place and many of them seem to kind of do the same things over and over again without any real differences between them.

- 2. After #1 we may actually be missing one or two types of Zoning districts ( we don't have a FP flood plain district but we have an unmapped flood plain that is in the process of being mapped by FEMA). This is in the area around Prospect St section of Town. There were a couple of other spots they asked about. I attended a meeting last year for this at the former supervisors request and have been keeping up with other items in this area. I brought this up during the County Hazard Mitigation Planning and it was put into the draft of Perrysburg part of the plan.
- 3. Correcting the zoning maps for Business uses when we discussed the Zoning maps there were comments about this. This matter has come up in calls with people interested in property in the Town. There appears to be no land available for small business to develop.
- 4. Look at re-zoning the lots in the village that have businesses on them already that may not be zoned business and then any other lots with businesses in the Town I kind of figure we could do everything at once, but we might want to just start chipping away at it to get the task down to a manageable size..

Zoning issues with types were discussed by Zoning board for the purposes of clarifying and simplifying the zoning types.

7. Board Member comments -Jim Everetts asked if the Town Board approved the addition of Rick Pecnik to the Zoning Board. I will request that the approval be added to the next Town Board agenda.

Next meeting to be Nov.18 at 7:00 pm.



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Meeting Agenda

Nov. 18, 2020

Present : Board Members: Buzz Dabolt, Rich Pecnik, Dick Gernatt, Jim Everetts

Dave Heckman - Zoning officer

Secretary: Lisa Towne

Guests: n/a

Meeting called to order at: 7:00 pm

1. Review minutes from last meeting.
2. Dave Heckman has preliminary Zoning law rough draft for Board to review. Rich Pecnik noted how fortunate the town of Perrysburg is to have Mr. Heckman willing and very capable of rewriting our zoning law. He noted that most towns have consultants come in and pay thousands of dollars to have this service done. The Board is to take a copy of the law to edit before the next meeting in February.
3. Town Board asked for clarification on steps needed to make the Town of Perrysburg a 'Right To Farm' community. This is the last item before the Town Board will approve the Master Plan draft. Dave Heckman has a zoning law covering 'right to farm' in the new draft of town zoning law. He has spoken with Town Supervisor D. Parker regarding the 'right to farm' question. This matter should be considered resolved.
4. Update Board on Master Plan status. The Town Board, within 90 days, has to hold a public hearing on the proposed plan. After the hearing, the Town Board must refer the Plan to the County for review and recommendation. (required per Section 239-m. of New York State General Municipal Law). The Town Board may then adopt, by resolution, the plan.

5. Sexual harrassment training needed for all Town committee members per Tammy Utley, Town Clerk. Access to training is at nymir.org (e-university) and Tammy Utley needs to make an account for new board members.

6. Town Board approved Rich Pecnik to be appointed to the Zoning Board and he attended this meeting.

7. Lisa Towne regrestfully resigning as Zoning secretary for 1 year appointment on the Town Board. Lisa is hoping to train the new secretary to get them up to speed.

8. Board Member comments - D. Gernatt mentioned two properties in need of cleanup in town.

-Andy Lord is resigning due to Town law which states he can't be on two boards.

A member must be found

Next meeting: Feb. 3, 2021 at 7:00 pm.